

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20/106 Cross Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$359,000

Median sale price

Median price \$437,500

House

Unit

X

Suburb

West Footscray

Period - From 01/01/2018

to 31/12/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/102 Cross St WEST FOOTSCRAY 3012	\$475,000	24/11/2018
2	11/106-108 Cross St WEST FOOTSCRAY 3012	\$365,000	10/12/2018
3	7/106 Cross St WEST FOOTSCRAY 3012	\$365,000	10/10/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$359,000

Median Unit Price
 Year ending December 2018: \$437,500

Comparable Properties



2/102 Cross St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$475,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: Apartment



11/106-108 Cross St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$365,000
Method: Private Sale
Date: 10/12/2018
Rooms: -
Property Type: Apartment



7/106 Cross St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$365,000
Method: Private Sale
Date: 10/10/2018
Rooms: -
Property Type: Apartment